

6/23/08 Zoning Reform Task Force Meeting
MA Town By-Laws Summary: **Housing Allocation**

- Preliminary Review: 4 (of 29) municipalities meet housing allocation requirements of draft Section 5C and another 6 may, depending on build out potential.
 - Best guess based on interview and zoning review
 - None identified from the more rural typologies (maturing suburb, country suburb, rural town)
- Requirements
 1. Density: At least 4 DU/ac SF and 12 DU/ac MF By-Right
 2. SF and MF allowed in district By-Right
 3. 5% DU growth potential in district
- Related Obstacles
 1. Density
 - a. All residential zones qualify in small cities (Chelsea, Lowell)
 - b. Some growth zones fall just shy of 12 DU/ac – 5,000 sf is common (Orange)
 - c. Densification through infill often requires special permit (ex. Fitchburg allows 50% reduction in min. lot size for infill housing, by SP. ADU in many towns)
 2. SF and MF By-Right
 - a. Many towns distinguish SF and MF zones, but have both by-right at required densities (Chelsea)
 - b. Some only allow MF in growth district (Melrose, Barnstable)
 - c. Many rural towns allow MF only by special permit (Warwick, Abington)
 3. 5% DU growth potential in district
 - a. Substantially built out communities may need higher densities to reach 5% growth target (ex. Chelsea, Lowell)
 - b. Some priority development areas are too small, need to be expanded or coupled with infill (ex. 40R in Newbury)
 - c. 5% growth has varying impacts – some places are more infrastructure constrained
 - d. Some small towns can meet 5% target with modest infill. (ex. Warwick limits growth to 6 units per year, but will exceed 5% in ten years at this pace)
- Summary
 - No towns from rural typologies have been identified that qualify.
 - 10 DU/acre is considerably more common than 12.
 - Can requirement #2 be simplified to MF allowed by-right?
 - Small developments are often allowed by right, but a special permit is required above a threshold size. How does this fit into eligibility?
 - Some towns can meet 5% target through infill, ADU without allowing higher density new development.
 - Infrastructure (transportation and sewer) is an important distinction.

Housing Allocation

	Town	Typology	Housing Units (Census 2000)	Housing Target	Sewer	Size of District (acres)	Potential New Units BY RIGHT	Eligible Density By-Right?	MF By-Right?	Percent of existing units BY RIGHT	Obstacle	Notes
	Chelsea	MC	12,337	617	Y	40R = 3; urban renewal = 9; Total Res. = ~420	192 + infill	Y	Y	> 2%	Build Out?	All Residential Zones are eligible (3000 to 3500 min lot area and 2-family by-right). Also have 40R and Urban Renewal zones
	Lowell	MC	39,468	1,973	Y	40R=2; HC=15; UMF=15	964	Y	Y	>2%	Build Out?	Most residential zones meet density requirements, but allow only SF or MF by-right. Hamilton Canal, 40R, and UMF are eligible.
	Melrose	SS	11,248	562	Y	15	525	Y	Y	5%		Industrial overlay, not 40R, MF only. Zoning code not online, don't know base zoning
	Amherst	RUC	9,174	459	Y	0		N	N		Special Permit	MF not allowed by-right, min. lot size = 12,000sf
	Beverly	RUC	16,275	814	Y	?		Y	Y		Build Out?	R-6, RHD, and RSD are eligible zones. Zoning map not online.
	Fitchburg	RUC	16,002	800	Y			Y	N		Special Permit	No minimum lot size for CBD and Mill Conversion zones, but all residential uses require special permit.
	Northampton	RUC	12,405	620	Y	40R=16.5; CBD=?	40R=180; CBD=?	Y	Y	?	Build Out?	40R and downtown apartment overlay qualify. No buildout analysis for downtown
	Norwood	RUC	11,945	597	Y	40R=0.78; DAO=10		Y	Y	2%	Size of District	Rezoned for specific development projects. Endicott St. developments may generate up to 500 condo units, but not allowed under current zoning
	Salem	RUC	18,175	909	Y	B5=160; R3=400	?	Y	Y	?	Build Out?	R3, B5 base zoning
	Westfield	RUC	15,441	772	Y	40R=100; R3=?; MU = ?	?	Y	Y	?	Build Out?	In addition to 40R, R3 and mixed use districts qualify. Don't have build out projections.
	Maynard	MS	4,406	220	Y	56	380	Y	Y	9%		Downtown mixed-use overlay is only eligible zone. Developments of more than 6 units must go through special permit.
	Barnstable	ES	19,626	4,741	Y	448	2200 (Hyannis only)	Y	Y	11%		Hyannis and OM overlays are eligible, several districts are MF only
	Bourne	ES	9,648 (7,439 occupied)	372	Y			N	Y		Density	New zoning for Buzzards Bay village area is pending (100 acres). Plan to expand sewer capacity.
	Dennis	ES	7,504	705	N			N	Y		Density	SF and 2-family allowed BR in some districts at 1 du/ac. Increased density and MF through SP.
	Lexington	ES	11,333	567	Y			N	N		Special Permit	Mixed-use by special permit. Town is essentially built out. Some accessory apartments allowed by right
	Lynnfield	ES	4,373	219	?	40R=80.25	180	Y	Y	4%	Size of District	40R is only qualifying district. Base min. lot size is 15,000sf or larger and only SF by-right.
	Wellesley	ES	8,861	443	Y	RIOD=5+, BD=150	200+infill	Y	Y	>2%		Business District and Residential Incentive Overlay District qualify. No build out numbers.
	Abington	MT	5,348	267	Limited			Y	N		Special Permit	MF only by SP. No min. lot size in CBD.
	Carver	MT	4,127	206	N	0		N	N		Special Permit	Expecting 20 du/ac in South Carver, but by SP only. By right min. lot size is 30ksf or larger.
	Hanover	MT	4,445	222	N			N	N		Special Permit	Village PUD by special permit. Mostly built out.
	Hudson	MT	7,168	358	Y	4 parcels		Y	N	0%	Special Permit	Adaptive re-use overlay district development by special permit only
	Ipswich	MT	5,601	280	Y			N	N		Special Permit	Density permitted in CB and GB districts, but MF only by special permit
	Orange	MT	3,303	165	Y N	0		N	Y		Density	Downtown revitalization area min. lot size is 5 ksf. Duplexes permitted by-right in all zones and MF by-right downtown.
	Westborough	MT	6,773	339	Y			N	N		Special Permit	Transit Oriented overlay allows up to 14 du.ac by special permit. Westborough Village (350 DU) won Smart growth award in 2006.
	Groton	CS	3,393	170	Y	12		Y	N		Special Permit	Overlay District allows density and SF and MF, but only by special permit
	Newbury	CS	2,816	141	Y N	32	98	Y	Y	3%	Size of District	*Assumes pending 40R approval* otherwise MF only by SP. Base density is 1 du.ac
	Westminster	CS	2,694	135	Y			N	Y		Density	Base zoning is 50 ksf lots. MF allowed on >5ac lots up to 11 DU.ac by special permit.
	Princeton	R	1,196	60	N	0		N	Y		Density	Planning village zoning, but current min. lot size is 2 acres
	Warwick	R	343	17	N	NA		N	N		Density, MF	2 acre zoning and no multifamily.